

Maison Saint-Michel-en-l'Herm 156 m²



PRIX DE VENTE : 352 000 €

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DESCRIPTION

Ideally located just 15 minutes from the great beaches of La Tranche sur Mer and La Faute-sur-Mer, 15 minutes from Luçon and its shops and train station, 45 minutes from La Rochelle and 1h20 from Nantes, this exceptional property combines tranquillity and convenience.

Set in a quiet cul-de-sac, on a vast plot of land planted with trees and vines, all with planning permission in the heart of the village, this beautiful house offers 3 large bedrooms, one of which has a shower room and separate toilet, a second shower room, a fitted kitchen and a large, bright living room, a utility room that could become a fourth bedroom or a study, a recent conservatory for year-round living and a large tiled garage that could be converted.

Outside, a number of outbuildings, a workshop, a second 67 m² garage and a cellar make this a rare property with great potential.

With the potential to become your main residence, a summer pied à terre or a family home to share, all just a few minutes from the lively Vendée coast, this magnificent potential is just waiting for you!

For more information or to receive a complete file, please contact us.

Risk Information available on the Géorisques website : www.georisques.gouv.fr

CARACTÉRISTIQUES

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| Type de bien : | Maison | Surface : | 156.45 m ² | NB de pièces : | 6 rooms |
| NB de chambres : | 3 bedrooms | | | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

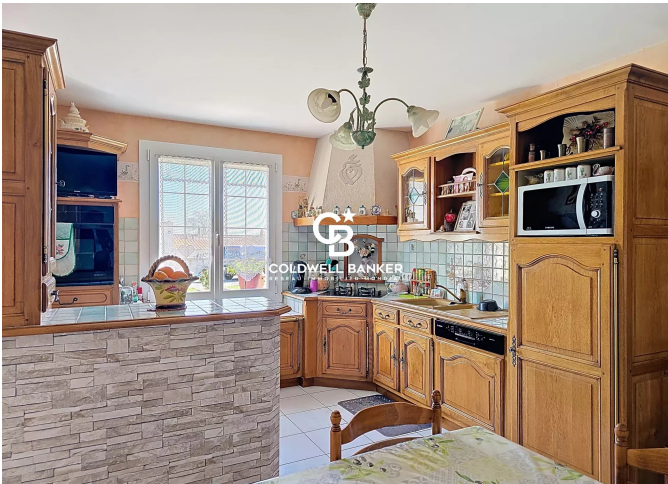
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 152

Indice d'émission de gaz à effet de serre (GES) : D 34



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